

Planning and Zoning Commission
Staff Review Board Agenda
Meeting of June 28, 2017- 3:00 PM to 4:00 PM
Board of Supervisors Meeting Room

Study Session Agenda
Meeting of June 28, 2017 - 4:00 PM
Board of Supervisors Meeting Room
County Administrative Center
219 East Cherry
Flagstaff, Arizona

These cases are scheduled for a public hearing on Wednesday, July 26, 2017. At the Study Session, Commissioners will address each case briefly.

1. Case No. CUP-17-015: A request for a Conditional Use Permit for a farmer's market on a 1.55 acre parcel in the CH-10,000 (Commercial Heavy, 10,000 sq. ft. minimum parcel size) Zone. The subject property is located at 17700 S. Munds Ranch Road in Munds Park and is identified as Assessor's Parcel Number 400-44-004J. **CONTINUED FROM JUNE 28, 2017**
Applicant: Munds Park Farmer's Market, Munds Park, Arizona
Property Owner: MBC Properties No. 2 LLC, Phoenix, Arizona
Representative: Tracy Sullivan
Supervisor District: 3 (Matt Ryan)
2. Case No. TUP-17-032: A request for a Temporary Use Permit for a contractor's yard and helipad for an APS construction project on an 8.4 acre parcel in the AR (Agricultural Residential, one acre minimum parcel size) Zone. The property is located at 3910 E. El Paso Drive in Flagstaff and is identified as Assessor's Parcel Number 113-18-003.
Applicant: Arizona Public Service, Phoenix, AZ
Property Owner: El Nathan Ministries, Phoenix, Arizona
Supervisor District: 2 (Elizabeth Archuleta)
3. Case No. CUP-17-021: A request for a Conditional Use Permit for a cemetery and mausoleum on a 10.44 acre parcel in the OS (Open Space) Zone. The property is located at 5792 State Route 87 in Blue Ridge and is identified as Assessor's Parcel Number 403-13-034B.
Applicant: Charlene Anderson, Apache Junction, Arizona
Property Owner: Marwen Investments, LTD, Apache Junction, Arizona
Supervisor District: 4 (Jim Parks)

4. Case No.CUP-17-022: A request for renewal of a Conditional Use Permit (CUP-04-033) for ATV and other recreational equipment rental, sales and service on a .31 acre parcel in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone. The property is located at 60 W Pinewood Blvd in Munds Park and is identified as Assessor's Parcel Number 400-37-001J.

Applicant: Northern Arizona Rhino Rentals, Munds Park, Arizona

Property Owner: Donald Tillery, Munds Park, Arizona

Representative: Darren Scott, Phoenix, Arizona

Supervisor District: 3 (Matt Ryan)

Pending review at this Study Session, the following case may be eligible for Administrative Renewal by the Community Development Director:

Case No.CUP-17-020: A request for renewal of a Conditional Use Permit (CUP-12-041) for a well house and other upgrades to an existing water storage facility on a .03 acre parcel in the AR (Agricultural Residential, one acre minimum parcel size) Zone. The property is located at 2722 Albers Drive in Forest Lakes and is identified as Assessor's Parcel Number 403-60-043B.

Property Owner/Applicant: Forest Lakes DWID, Forest Lakes, Arizona

Representative: Grant Lee Cooper, Forest Lakes, Arizona

Supervisor District: 4 (Jim Parks)

Community Development Department Update

1. The amended Zoning Ordinance is now published and available on-line, staff will provide copies to the Commissioners.
2. The Bellemont Area Plan update citizen advisory committee 2nd meeting was on June 21st.
3. The comprehensive Zoning Ordinance update with the CDAG kick off was on June 15th, next meeting on Ch. 1 is in August.
4. The 2015 Comprehensive Plan is in the printing process, copies will be provided.
5. A Planning and Zoning Commission picture proposed for July.

Board of Supervisors Update

1. Commission Reappointments
2. Subdivision Ordinance final draft went to a Work Session with the BOS on June 20th, will go to another Work Session on August 15th at 1:15 pm. Staff anticipates discussion with P&Z Commission at the July Study Session.
3. The Glaspie Roping Arena CUP Appeal was approved by the BOS with modified conditions on June 20th.

Commission and Staff Roundtable

1. Possibly changing the date of October 25 hearing because of AZPA Conference.

**Coconino County
Planning and Zoning Commission
Agenda**

Meeting of June 28, 2017 – 5:30 PM

Board of Supervisors' Meeting Room

County Administrative Center

219 East Cherry

Flagstaff, Arizona

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this regular meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A) (3). Items may be taken out of the order listed below at the call of the Chair.

I. PLEDGE OF ALLEGIANCE

II. ELECTION OF OFFICERS

III. APPROVAL OF MINUTES

May 31, 2017

IV. PUBLIC HEARINGS

- 1 Case No.CUP-17-006: A request for renewal of a Conditional Use Permit (CUP-14-002) for a 120,000 gallon water tank and a standpipe as an on-site water filling station for truck transport and direct delivery to residential and business customers. The property consists of a portion of the Burlington Northern Santa Fe Railroad right-of-way south of I-40 and west of the Bellemont interchange at the end of Standpipe Road and identified as Assessor's Parcel Number 204-02-002.

Applicant: Randy Feucht, Williams, Arizona

Property Owner: Burlington Northern Santa Fe Railroad

Supervisor District: 3 (Matt Ryan)

- 2 Case No. CUP-17-014: A request for a Conditional Use Permit to allow installation of two 8' x 20' metal storage containers on a 1.22 acre parcel in the AR 2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size) Zone. The subject property is located at 5990 N. Cosnino Road and is identified as Assessor's Parcel Number 303-19-001.

Property Owner/Applicant: James Yarbrough, Queen Creek, Arizona

Supervisor District: 4 (Jim Parks)

- 3 Case No. ZC-17-002: A request for a Zone Change from CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone to AR (Agricultural Residential, one acre minimum parcel size) Zone on a 1.08 acre parcel. The subject property is located at 1137 Merzville Road and is identified as Assessor's Parcel Number 403-46-034.
Property Owner/Applicant: Kevin and Edna Carlson, Phoenix, Arizona
Supervisor District: 4 (Jim Parks)
- 4 Case No. CUP-17-015: A request for a Conditional Use Permit for a farmer's market on a 1.55 acre parcel in the CH-10,000 (Commercial Heavy, 10,000 sq. ft. minimum parcel size) Zone. The subject property is located at 17700 S. Munds Ranch Road in Munds Park and is identified as Assessor's Parcel Number 400-44-004J. **CASE CONTINUED UNTIL JULY 26, 2017**
Applicant: Munds Park Farmer's Market, Munds Park, Arizona
Property Owner: MBC Properties No. 2 LLC, Phoenix, Arizona
Representative: Tracy Sullivan
Supervisor District: 3 (Matt Ryan)
- 5 Case No. CUP-17-016: A request for a Conditional Use Permit for a farmer's market on a 13.05 acre parcel in the RR-3 (Rural Residential, 3 acre minimum parcel size) Zone. The subject property is located at 17650 S. Munds Ranch Road in Munds Park and is identified as Assessor's Parcel Number 400-44-005B.
Applicant: Pinewood Farmer's Market, Scottsdale, Arizona
Property Owner: Dennis Rachke Survivor's Trust U/A/D
Representative: Maryellen Titus
Supervisor District: 3 (Matt Ryan)
- 6 Case No. CUP-17-017: A request for a Conditional Use Permit for a cottage industry to allow a woodworking business on a 3.19 acre parcel in the AR 2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size) Zone. The subject property is located at 5705 Forest Drive in Doney Park and is identified as Assessor's Parcel Number 301-82-003.
Applicant: Craig Peterson, Flagstaff, Arizona
Property Owner: David and Bobbie Ursin, Flagstaff, Arizona
Supervisor District: 4 (Jim Parks)
- 7 Case No. CUP-17-018: A request for a Conditional Use Permit for a truck yard on a 17 acre parcel in the M-2-6,000 (Heavy Industrial, 6,000 sq. ft. minimum parcel size) Zone. The subject property is located at 7201 Leupp Road and is identified as Assessor's Parcel Number 303-41-004B
Applicant: New Life Forest Products, Mesa, Arizona
Property Owner: Flagstaff Auto Recyclers, Inc, Flagstaff, Arizona
Representative: Jay Smith
Supervisor District: 4 (Jim Parks)

- 8 Case No. CUP-17-019: A request for a Conditional Use Permit for a church, employee housing, and outdoor events including camping on three parcels totaling 20.07 acres in the CH-10,000 (Commercial Heavy, 10,000 sq. ft. minimum parcel size) Zone. The subject properties are located at 6820 and 6864 E Mountain Ranch Road and are identified as Assessor's Parcel Numbers 203-15-002D, 203-15-002E and 203-15-003B.

Applicant: Kandampa Meditation Center New York, Glen Springs, New York

Property Owner: Mountain R and R, Inc., Williams, Arizona

Representative: Susan Reed, Tucson, Arizona

Supervisor District: 3 (Matt Ryan)

9 CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA